

City Council  
Atlanta, Georgia

AN ORDINANCE  
BY: ZONING COMMITTEE

Z-04-08  
1-13-04

04-0-0270

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF ATLANTA, GEORGIA  
as follows:

SECTION 1. That the Zoning Ordinance of the City of Atlanta, Georgia be amended and the maps established in connection therewith be changed so that the following property located at **Rear of 920 Sells Avenue, S.W.**, be changed from the **MR-3 (Multi-Family Residential-Sub District 3)** District to the **MRC-1 (Mixed Residential-Commercial-Sub District 1)** District, to wit:

ALL THAT TRACT or parcel of land lying and being in Land Lot **117** of the **14<sup>th</sup>** District of **Fulton** County, Georgia, being more particularly described by the attached legal description.

SECTION 2. If this amendment is approved under the provisions of Section 16-02.003 of the Zoning Ordinance of the City of Atlanta, entitled, "Conditional Development," as identified by the use of the suffice "C" after the district designation in Section 1 above, the Director, Bureau of Buildings, shall issue a building permit for the development of the above-described property only in compliance with the attached conditions. Any conditions hereby approved (including any conditional site plan) do not authorize the violation of any district regulations. District regulation variances can be approved only by application to the Board of Zoning Adjustment.

SECTION 3. That the maps referred to, now on file in the Office of the Municipal Clerk, be changed to conform with the terms of this ordinance.

SECTION 4. That all ordinance or parts of ordinances that are in conflict with the terms of this ordinance are hereby repealed.

A true copy,

*Phonka Daughin Johnson*  
Municipal Clerk

ADOPTED by the Council  
APPROVED by the Mayor

April 19, 2004  
April 27, 2004

**LEGAL DESCRIPTION FOR PHASE 2**

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 117 OF THE 14TH DISTRICT OF FULTON COUNTY (CITY OF ATLANTA), GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:



COMMENCING AT THE INTERSECTION OF THE NORTH RIGHT OF WAY LINE OF CUNNINGHAM PLACE (40 FOOT TOTAL RIGHT OF WAY WIDTH) AND THE EAST RIGHT OF WAY LINE OF PEEPLES STREET (50 FOOT TOTAL RIGHT OF WAY WIDTH) SAID POINT BEING NORTH 51 DEGREES 29 MINUTES 00 SECONDS EAST, 31.96 FEET FROM A NAIL AND SURVEYOR'S DISK SET AT THE CENTERLINE INTERSECTION OF CUNNINGHAM PLACE AND PEEPLES STREET;

THENCE, ALONG SAID NORTH RIGHT OF WAY OF CUNNINGHAM PLACE, SOUTH 89 DEGREES 46 MINUTES 23 SECONDS EAST, A DISTANCE OF 382.60 FEET TO A 1/2" REBAR & SURVEYOR'S CAP AND THE POINT OF BEGINNING;

THENCE, LEAVING SAID NORTH RIGHT OF WAY LINE OF CUNNINGHAM PLACE, NORTH 00 DEGREES 00 MINUTES 44 SECONDS EAST, A DISTANCE OF 389.13 FEET TO A 1/2" REBAR & SURVEYOR'S CAP SET;

THENCE SOUTH 89 DEGREES 28 MINUTES 01 SECONDS EAST, A DISTANCE OF 201.75 FEET TO A POINT;

THENCE SOUTH 00 DEGREES 00 MINUTES 44 SECONDS WEST, A DISTANCE OF 388.06 FEET TO A POINT ON SAID NORTH RIGHT OF WAY LINE OF CUNNINGHAM PLACE;

THENCE, ALONG SAID NORTH RIGHT OF WAY LINE OF CUNNINGHAM PLACE, NORTH 89 DEGREES 46 MINUTES 23 SECONDS WEST, A DISTANCE OF 201.75 FEET TO THE POINT OF BEGINNING.

SAID TRACT OR PARCEL OF LAND CONTAINS 1.7998 ACRES (78,397 SQUARE FEET).

*Less & except such part of this tract that was zoned mrc by Ordinance 2-02-65.*

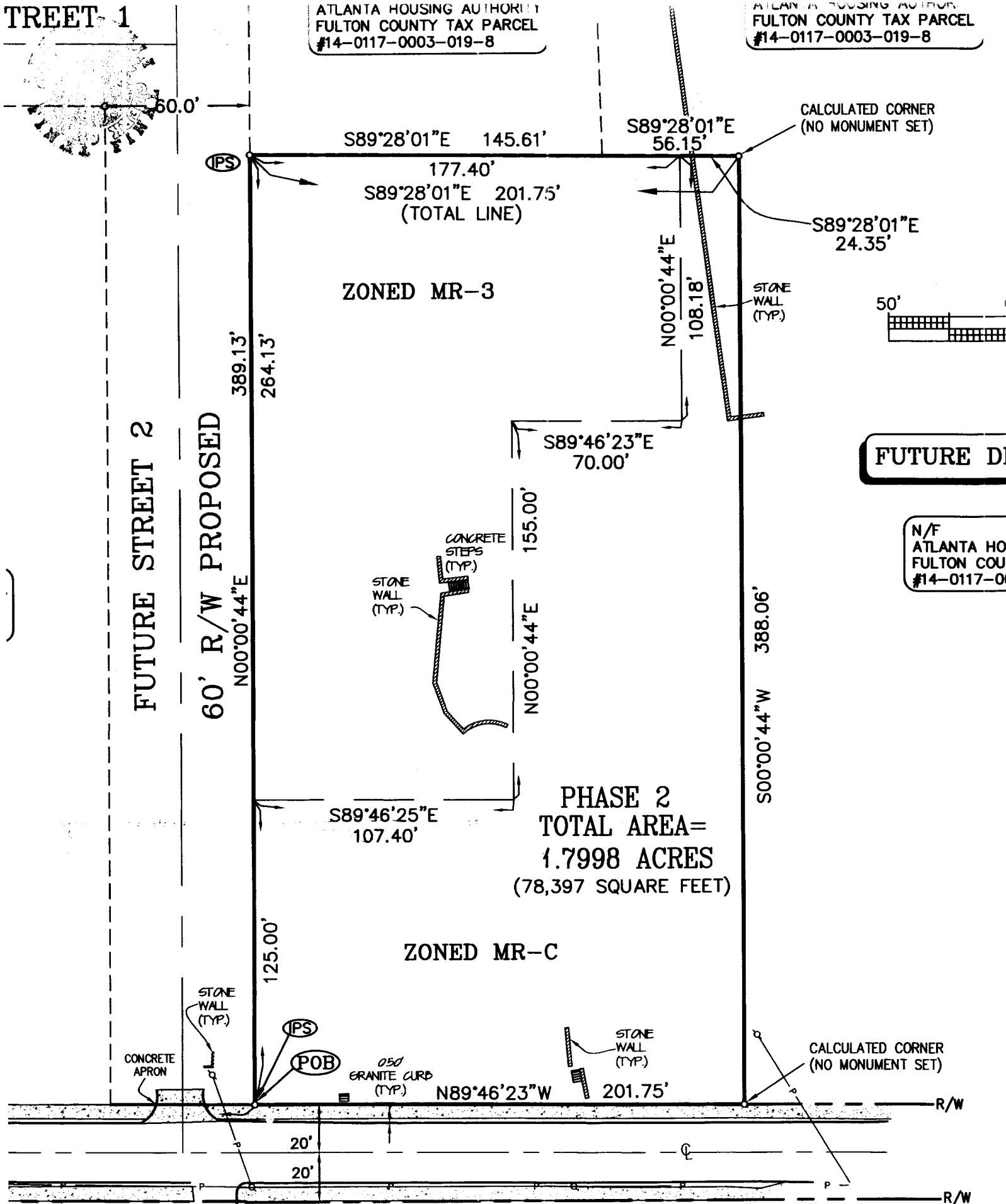
*2-04-08*

*Page 1 of 2*

TREET- 1

ATLANTA HOUSING AUTHORITY  
FULTON COUNTY TAX PARCEL  
#14-0117-0003-019-8

ATLANTA HOUSING AUTHORITY  
FULTON COUNTY TAX PARCEL  
#14-0117-0003-019-8



FUTURE D

N/F  
ATLANTA HO  
FULTON COU  
#14-0117-01

M PLACE

2-04-08

Page 2 of 2

N/F  
METROPOLITAN ATLANTA BOYS'

RCS# 5597  
4/19/04  
4:47 PM

Atlanta City Council

Regular Session

MULTIPLE            04-O-0070 Z-03-85; 04-O-0340 Z-04-05;  
                      04-O-0270 Z-04-08; 04-O-0271 U-04-01  
                                 ADOPT

YEAS: 10  
NAYS: 0  
ABSTENTIONS: 0  
NOT VOTING: 6  
EXCUSED: 0  
ABSENT 0

Y Smith	NV Archibong	Y Moore	Y Mitchell
Y Starnes	NV Fauver	Y Martin	Y Norwood
Y Young	Y Shook	Y Maddox	NV Willis
Y Winslow	NV Muller	NV Boazman	NV Woolard

MULTIPLE

RCS# 5450  
2/16/04  
7:37 PM

Atlanta City Council

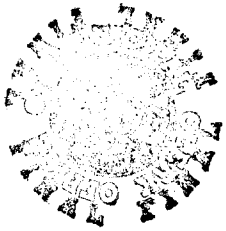
Regular Session

MULTIPLE            04-O-0264;0265;0266;0267;0268;0269;0270;  
                         0271;ZRB & ZONING  
                         REFER

YEAS:    11  
NAYS:    0  
ABSTENTIONS: 0  
NOT VOTING: 4  
EXCUSED: 0  
ABSENT    1

B Smith	NV Archibong	Y Moore	Y Mitchell
Y Starnes	Y Fauver	NV Martin	Y Norwood
Y Young	Y Shook	Y Maddox	NV Willis
Y Winslow	Y Muller	Y Boazman	NV Woolard

MULTIPLE

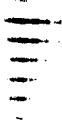


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04-0-0270

(Do Not Write Above This Line)

AN ORDINANCE Z-04-08  
BY: ZONING COMMITTEE

AN ORDINANCE TO REZONE FROM THE MR-3 (MULTI-FAMILY RESIDENTIAL-SUB DISTRICT 3) DISTRICT TO MRC-1 (MIXED RESIDENTIAL-COMMERCIAL-SUB DISTRICT 1) DISTRICT, PROPERTY LOCATED AT THE REAR OF 920 SELLS AVENUE, S.W. FRONTING 201.75 FEET ON THE NORTHSIDE OF CUNNINGHAM PLACE BEGINNING APPROXIMATELY 382.60 FEET EAST FROM THE NORTHEAST CORNER OF PEEPLES STREET. DEPTH: 388.06 FEET; AREA: 1.7998 ACRES; LAND LOT 117, 14<sup>TH</sup> DISTRICT, FULTON COUNTY, GEORGIA.  
OWNER: THE HOUSING AUTHORITY OF THE CITY OF ATLANTA  
APPLICANT: ANGELIA G. EVANS  
NEUT COUNCIL DISTRICT 4

ADOPTED BY

APR 19 2004

COUNCIL

- ☐ CONSENT REFER  
☒ REGULAR REPORT REFER  
☐ ADVERTISE & REFER  
☐ 1st ADOPT 2nd READ & REFER

Date Referred

2/16/04

Referred To:

ZRB + Zoning

First Reading

Committee

Date

Chair

Committee

Date

Chair

Action:

Fav, Adv, Held (see rev. side)

Other:

Members

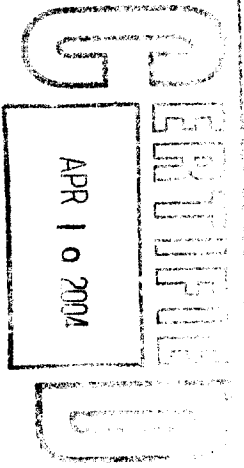
Refer To

COUNCIL ACTION

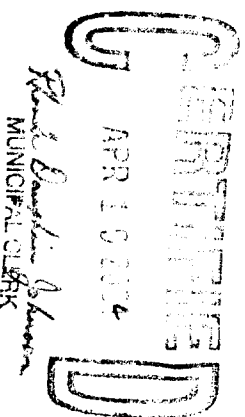
☒ 2nd ☐ 1st & 2nd ☐ 3rd  
Readings

☐ Consent ☐ V Vote ☒ RC Vote

CERTIFIED

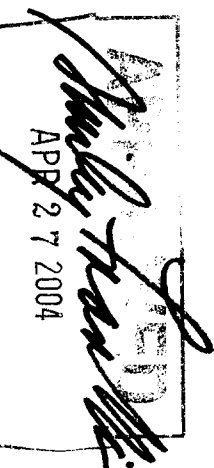


Acting  
COUNCIL PRESIDENT PROTREM



Franklin D. Evans  
MUNICIPAL CLERK

MAYOR'S ACTION



MAYOR